

WARRANTY DEED

BOOK

293 PAGE

44

THIS INSTRUMENT PREPARED BY: and return to: J. Terry Pitts, Attorney 65 Germantown Court Suite 100 Cordova, TN. 38018 901-756-6630	SEND TAX BILLS TO:	MAP PARCEL NUMBERS	
	Bartlett Mortgage Inc.	3075-1605.0-00018.00	
	(NAME) 2860 Stage Village Cove		
	(STREET ADDRESS) Bartlett, TN. 38134		
	(CITY)	(STATE)	(ZIP)

THIS INDENTURE, made and entered into this 13th day of November, 19 95, by and between

MICHAEL T. BROWN

party of the first part, and

BYRON CUTHRELL and wife, BONNIE CUTHRELL

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in City of Hernando
County of DeSoto State of Tennessee Mississippi:

Lot 18, Section B, OAK CREEK SUBDIVISION, situated in Section 17, Township 3, South, Range 7 West, DeSoto County, Mississippi a per plat thereof recorded in Plat Book 39, Page 28, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

This being the same property conveyed to MICHAEL T. BROWN by Warranty Deed Book 282, Page 256 in the Chancery Clerks Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for the 1995 county taxes not yet due and payable; subdivision restrictions, building lines, Easement of record in plat Book 39, Page 28 in the Chancery Clerks Office. Easement of record in Book 281, Page 743.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Grantor's Address:
5596 Bordeaux Circle West
Memphis, TN 38125
601-429-3296

Grantee's Address:
2420 Thousand Oaks Drive
Hernando, MS 38632
Work: 367-6405
Home: Not available

Michael T. Brown
MICHAEL T. BROWN

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

MICHAEL T. BROWN

to me known to

be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 13th day of November, 19 95

My commission expires ARGE 2.27-96

STATE MS.-DE SOTO CO
FILED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, \$ 118,300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melanie B. Oglesby (agent)
Affiant

Subscribed and sworn to before me this

13th day of November, 19 95

ARTLINE 012

11P-2755

Nov 16 9 53 AM '95
BK 293 PG 44
W.E. DAVIS CH. CLK.
By M.T.D.C.



Sanctity of Contract

Notary Public

PROPERTY ADDRESS:
2420 Thousand Oaks Drive
Hernando, MS 38632

Property Owner:
Byron and Bonnie Cuthrell
2420 Thousand Oaks Drive
Hernando, MS 38632

STEWART TITLE
COMPANY OF MEMPHIS

6525 QUAIL HOLLOW - SUITE 510
MEMPHIS, TENNESSEE 38120
(901) 756-8383